

## 200m<sup>2</sup> Office for Sale in Nicosia District

Located in the Trypiotis quarter, in the heart of Nicosia's business centre, this first-floor office offers an excellent opportunity in one of the capital's most prestigious commercial districts. The property forms part of a well-maintained mixed-use building with frontage on Diagorou Street, ensuring strong visibility and easy accessibility. The office features a functional and well-organized layout with partitioned workspaces, making it suitable for a variety of professional uses. It is equipped with VRV air-conditioning units and double-glazed windows, providing comfort, energy efficiency, and a modern working environment. The office also benefits from the right to use three covere...

### Property Info

Covered Area **200**  
Floor Number **1**  
Furnishing **Unfurnished**  
Energy Efficiency **C**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **242509**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **2001-2010**

### Amenities

### Location

Region: **Nicosia**

## Price: €350 000 + VAT

VAT for this property is **€29,750** or **€66,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 750.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€350 000 on Feb 14, 2026



